

MONTIBELLO SHOPPING CENTER

Fayetteville, NC

Space available up to 3,900 SF

4 Outparcels: 0.17 ac
 1.18 ac
 1.98 ac
 2.36 ac

Current tenants:

Andy's Cheesesteaks
C&J Cleaners
Chic Hair
Crazy D's
Fantastic Nails
Food Lion
Liberty Tax
Nationwide Insurance
Panda Wok
The Dance Connection

High-growth area

Population Info

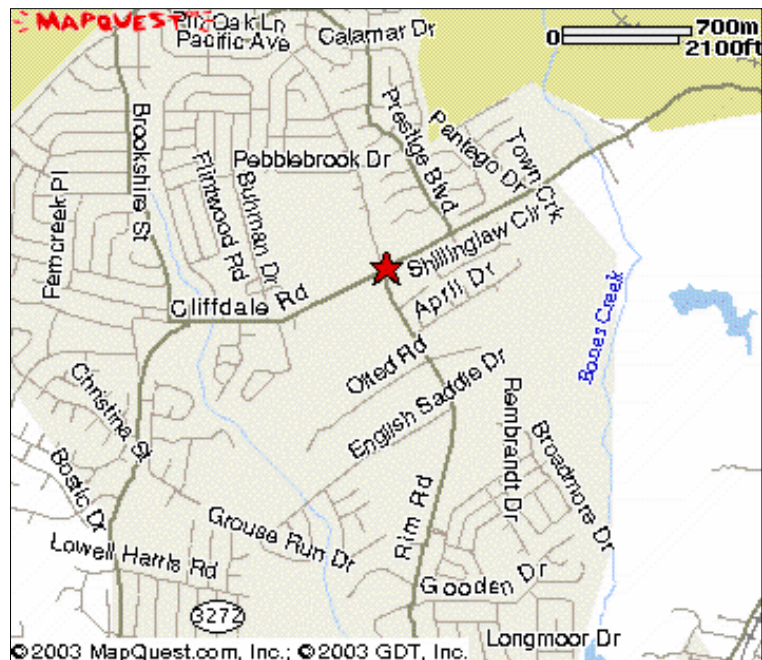
Within 1 mile: 6,821 people
Within 3 miles: 36,350 people
Within 5 miles: 88,393 people

Traffic Counts

7,500 ADT at intersection of
Cliffdale and Rim Roads



Outparcels Available



Karen Senchak

P.O. Box 33279 Raleigh, NC 27636
919.821.7890 ~ 919.821.2070 fx
ksenchak@lundygroup.com

www.lundygroup.com

*The information in this flyer is accurate to the best of
Lundy's knowledge and is subject to change without notice.*



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MONTIBELLO SHOPPING CENTER

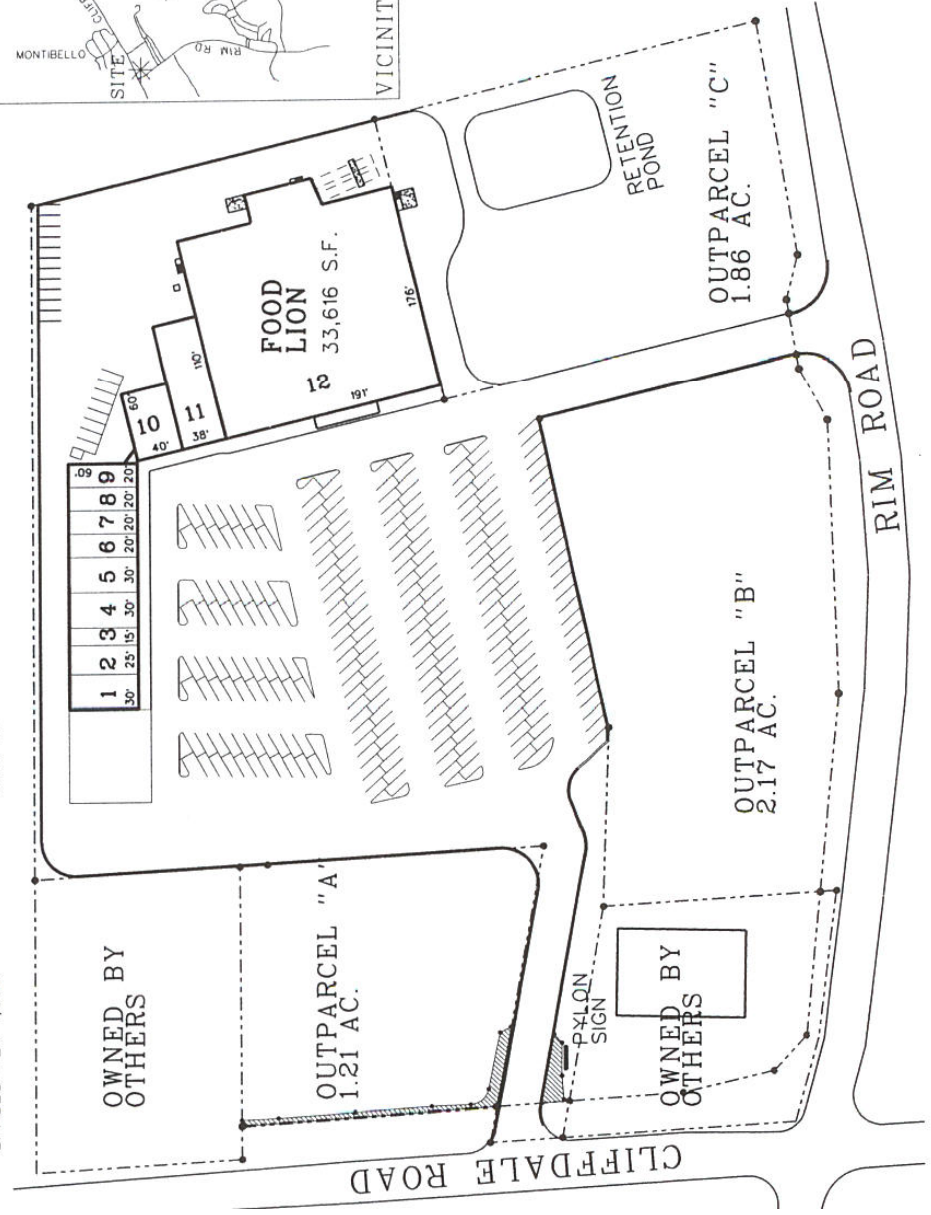
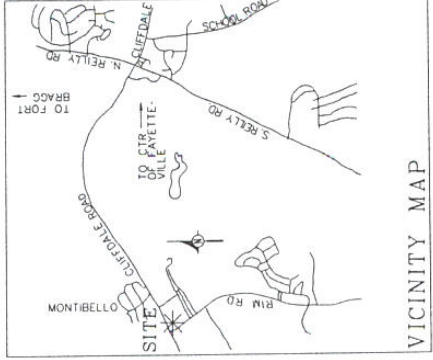
SITE DATA:

SITE SIZE:	6.37 AC.
SHOPPING CENTER:	1.21 AC.
OUTPARCEL A:	2.17 AC.
OUTPARCEL B:	1.86 AC.
OUTPARCEL C:	1.86 AC.
TOTAL:	11.61 AC.

PARKING	268 SP.
EXISTING SPACES	5.08 SP.
SPACES PER 1,000	

BUILDING SIZE:

1: SHOP	30'W x 60'D	1,800 S.F.	8: SHOP	20'W X 60'D	1,200 S.F.
2: SHOP	25'W x 60'D	1,500 S.F.	9: SHOP	20'W X 60'D	1,200 S.F.
3: SHOP	15'W x 60'D	900 S.F.	10: SHOP	40'W X 60'D	2,600 S.F.
4: SHOP	30'W x 60'D	1,800 S.F.	11: SHOP	38'W X 110'D	3,980 S.F.
5: SHOP	30'W x 60'D	1,800 S.F.	12: FOOD LION	190.5'W X 176'D	33,616 S.F.
6: SHOP	20'W x 60'D	1,200 S.F.	TOTAL:		52,796 S.F.
7: SHOP	20'W X 60'D	1,200 S.F.			



NOT TO SCALE



919.821.7890
www.lundygroup.com

P.O. Box 35349, Charlotte, NC 28235-534
1701 East 3rd Street, Charlotte, NC 28204
Phone: (704) 343-0056 Fax (704) 343-0059
Development-Management, Incorporated
dmi@dm-nc.com

dmi

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MONTIBELLO SHOPPING CENTER
CLIFFDALE ROAD AND RIM ROAD
FAYETTEVILLE, NORTH CAROLINA